

**WAUKESHA COUNTY
MINUTES OF THE PARK AND PLANNING COMMISSION
ADMINISTRATION CENTER, ROOM AC 255/259
THURSDAY, JUNE 20, 2013 1:00 P.M.**

CALL TO ORDER

Mr. Peregrine, Chairperson, called the meeting to order at 1:00 p.m.

Commission

Members Present:	Robert Peregrine	James Siepmann	Fritz Ruf	Pat Haukohl
	Walter Kolb	Gary Goodchild		

Commission

Members Absent: William Mitchell

Staff

Members Present: Jason Fruth, Planning and Zoning Manager
Elfriede Sprague, Clerk Typist III

Guests Present:

Mark Lake	ZT-1733
John Siepmann	SVZ-1752
Scott Provencher	SCU-1574
Gerrit Gronowski	SCU-1443A
Kim Haines	Corporation Counsel
Monica Walrath	Corporation Counsel
Morgan Butler	SCS-1154

CORRESPONDENCE

Letter from Donald Murn dated June 17, 2013 distributed to the Park and Planning Commission (Copy in file).

MEETING APPROVAL

None.

MINUTES

Approval of the May 16, 2013, Minutes.

- *Mr. Ruf moved, seconded by Mr. Siepmann and carried unanimously for approval of the May 16, 2013, Minutes.*

PUBLIC COMMENT

None.

• SVZ-1752 (Siepmann Realty Corp.) City of Oconomowoc, Section 27

Jim Siepmann recused himself as Siepmann Realty is the petitioner.

Mr. Fruth pointed out the location of the property in the SE ¼ of Section 27, City of Oconomowoc. He indicated the request is to rezone the property from the A-T, Agricultural Land Preservation Transition and C-1, Conservancy Districts to the P-I, Public and Institutional, R-3, Residential and E-C, Environmental Corridor Districts.

Mr. Fruth stated the property is a 58 acre parcel, south of C.T.H. "Z", north of Lisbon Road and west of Rosenow Creek. He explained the area of the property located within 300 ft. of Rosenow Creek falls within the jurisdiction of the Waukesha County Shoreland and Floodland Protection Ordinance (WCSFPO). Because the parcel was annexed to the City of Oconomowoc in 2002 it falls under County Shoreland jurisdiction as shoreland areas in the City annexed after 1982 remain subject to the WCSFPO. He explained the purpose of the rezone request is to allow a mixed use development to include city parkland, assisted living facilities, single family and multi-family residential units, with City water and sewer. Mr. Fruth stated at this time the petitioner is proposing a 4 lot Certified Survey map and explained the further division and development of the lots would be presented in the future. He presented the Conceptual Site Plan and identified the areas of development and the proposed use. Mr. Fruth explained proposed Lot 1 is located on the southeast corner of the site adjacent to Lisbon Road and is to be used for multi-family residential purposes. The petitioner's representative has indicated that no development is proposed within the INRA or within the steep slope on the east side of the site near Rosenow Creek.

Mr. Fruth explained that proposed Lot 2 is located on the southwest corner of the site adjacent to Lisbon Road and is to be developed with assisted living facilities. The entire proposed lot is located outside of the WCSFPO jurisdictional limits. He continued that the original proposal showed the assisted living facilities to the east of an extension of Mockingbird Dr. At the original public hearing, there was opposition from residents of the adjacent single family subdivision. They raised concerns regarding increased traffic, access of emergency vehicles, child safety, etc. Since that time, the developer has revised the Site Plan and at the last public hearing a couple of nearby residents spoke in favor of the revised layout of the development.

Mr. Fruth explained that proposed Lot 3 (approximately 28.24 acres) is located on the west side of the site and is to be developed with single-family residential lots and includes open space. A cul-de-sac is proposed to extend off of Mockingbird Drive, a subdivision road in Wood Creek III to the west. The extension of Mockingbird Drive will contain some single family lots with a path system proposed from the extended cul-de-sac to the creek. There will also be single family lots on the south side of the site. The two lots (Lots 20 and 21) on the end of the northern cul-de-sac fall within the WCSFPO jurisdictional limits and comply with the lot size and lot width requirements of the Ordinance. Lot 20 is proposed to be adjacent to the mapped INRA and wetland boundary. Mr. Fruth noted that at the time of the writing of the Staff Recommendation the INRA, wetlands and floodplain had not been field located, however a Wetland Delineation Report has now been received. He indicated the stormwater facilities and lot configuration may need to be adjusted pending review of the report. At this point, John Siepmann presented the proposed Development Plan of the site and identified the proposed uses, open spaces and development layout. He reaffirmed that all development would stay out of the EC and INRA. Mr. Fruth continued that proposed Lot 4 is to be dedicated to the City of Oconomowoc as park land.

Mr. Fruth concluded that Staff has recommended approval based on several conditions, including either a 75' or 50' setback needs to be provided from the floodplain, the stormwater facilities or any building sites must be outside of the INRA and that the delineation report needs to be received prior to October 15th, which it has. Mr. Fruth stated Staff feels the proposed mixed uses to the west of Rosenow Creek will be a good compliment to the existing uses to the east. He noted the City of Oconomowoc is approving this site through their own process.

After discussion, Mrs. Haukohl moved, seconded by Mr. Goodchild and carried with 5 yes votes (Mr. Siepmann recused himself) for approval, in accordance with the "Staff Report and Recommendation". The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

• **ZT-1733 (MRED Cummings - Walgreens) Town of Waukesha, Section 17**

Mr. Fruth pointed out the location of the properties in Section 17 of the Town of Waukesha at the southwest corner of C.T.H. "D" (Sunset Drive) and C.T.H. "X" (Genesee Rd). He indicated the request is to rezone the property from the R-2 Single Family District to the B-2 Local Business District

Mr. Fruth explained that the project was presented to the Commission as a Land Use Plan Amendment in 2011. The amendment was to change the five properties into the Mixed Use Category with several conditions. Explicitly, the mixed uses were identified as being either residential, retail or office type uses, adequate buffering had to be provided for neighboring properties and that traffic access and circulation be addressed to the satisfaction and approval of the Town of Waukesha. Mr. Fruth added there was a parcel that was previously annexed to the City of Waukesha that is proposed to be used for stormwater management facilities only. The rezoning would accommodate a Walgreens and a potential Aldi's.

Mr. Fruth stated the layout of the current proposal has not changed much since it was presented at the Development Plan amendment stage in 2011. The Walgreens would be situated on the northerly portion of the site and the Aldi's would be in the south. The floor area ratio and parking requirements of the Town Code are being complied with and the Landscape Plan addresses the issues of the abutting property owners. The Developer has offered a landscaping allowance to a few residential neighbors as well as some assurances relative to their septic systems and wells. Mr. Fruth continued that access has been approved by the Dept. of Public Works. Access will be provided at two points, a right in, right out only along Sunset Drive, approximately 450 ft. from the intersection and a full access on Genesee Road, opposite the Waukesha State Bank opening.

Mrs. Haukohl asked if there would be an area to make a u-turn on Sunset Drive to go west, as the access would be a right turn only. Mr. Lake, the developer's representative, replied to Mrs. Haukohl's question stating that there is a double left turn onto St. Paul or cars can turn right onto Sunset Drive and do a u-turn.

Mr. Fruth continued that a Stormwater Permit has been applied for as of the writing of the Staff Report; however a permit has not yet been issued. Mrs. Haukohl questioned the stormwater retention plans for the site. Mr. Lake replied, there will be a stormwater retention pond on the corner, which will accommodate the Walgreen and some of the westerly properties. He stated that there would also be underground storage in front of the Aldi's store that will take care of the Walgreens and Aldi property. Mrs. Haukohl noted the property would be serviced by a holding tank and asked whether it would be adequate. Mr. Fruth replied the Environmental Health Division indicated the site could be adequately serviced by holding tanks. Mr. Fruth continued that at the Land Use Plan amendment stage, there were discussions about the existing buffers on the abutting properties and Staff feels that with the natural buffers and the landscaping that is being proposed there is adequate screening. He explained there was a previous attempt to rezone this property with much opposition. At the most recent public hearing, the speakers at the hearing were supportive of the project, including one of the abutting neighbors. With the subject intersection no longer being considered as a potential West Bypass Route, there is certainty in the location of the potential access points. Therefore, the Staff feels the conditions of the Land Use Plan amendment have been complied with and recommend approval of the rezone.

After discussion, Mr. Kolb moved, seconded by Mr. Ruf and carried unanimously for approval, in accordance with the "Staff Report and Recommendation". The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

- **CU-1561A (Scott and Sue Maule) Town of Ottawa, Section 28**

Mr. Fruth stated he received a call from the petitioner on June 19th asking that the matter be tabled as they would be unable to attend the meeting.

Mrs. Haukohl moved, seconded by Mr. Ruf and carried unanimously to table CU-1561A until the next scheduled Park and Planning Commission meeting.

- **SCU-1574 (Provencher Properties, LLC) Town of Vernon, Section 25**

Mr. Fruth pointed out the location of the property at W223 S9810 Big Bend Drive, Town of Vernon on the aerial photograph. He indicated the request is for a Conditional Use Permit for a storage facility and Commercial Truck parking.

Mr. Fruth stated that the request is for a Limited Family Business Conditional Use. He explained the property is a former farm with several accessory buildings. The proposal is to allow three of the existing buildings to be used to store personal and business property of others; including but not limited to boats, cars, campers, motorcycles, personal belongings, snowplows, salters, lawn mowers, other seasonal items, etc. The petitioner has indicated he intends to keep the traffic on the property to a minimum and anticipates storing items for people he already knows or that are recommended by friends. There will be no winterization of boats or mechanical work done on the site. In addition, the petitioner is requesting approval to allow the parking of commercial vehicles and equipment in a fourth building on the property for the property owner, relative to his business. Mr. Fruth displayed the Site Plan (Exhibit B) and outlined the uses of each building to the Commission. He stated that the residence on the property will be rented by an on-site property manager. He stated Staff felt that due to the property size and setting, as conditioned, it should not be a nuisance to the surrounding area. He noted that Staff did add the condition that the Conditional Use needs to be reviewed by the Town of Vernon every two years to ensure conformance with the permit as there have been some problems with storage sites getting out of control in the past.

After discussion, Mr. Ruf moved, seconded by Mr. Kolb and carried unanimously for approval as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

- **PO-13-VNT-04 (Provencher Properties, LLC) Town of Vernon, Section 25**

Mr. Fruth pointed out the location of the property at W223 S9810 Big Bend Drive in the Town of Vernon on the aerial photograph. He indicated the request is associated with the previous request SCU-1574.

After discussion, Mrs. Haukohl moved, seconded by Mr. Goodchild and carried unanimously for approval as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

- **SCU-1087A (Tyme Out Youth Ministry & Retreat Center) Town of Merton, Section 19**

Mr. Fruth pointed out the location of the property at W332 N6786 C.T.H. "C", Town of Merton on the aerial photograph. He indicated the request is to amend the Conditional Use to permit outdoor farmers' markets and various operational changes.

Mr. Fruth stated that the property is located on the southeast corner of C.T.H. "C" and C.T.H. "K", immediately south of the NuGenesis project that was before the Commission at the last meeting. He explained the property was previously used as an elementary school and has been operating as a youth ministry facility since 1996. Several years ago, a farmers market started operating from the facility. The Town did authorize the use but County approval was not sought. Currently the petitioner is proposing some operational changes, specifically to allow the farmers market to operate, increase the number of special events to five in a given year, to increase the maximum number of people allowed on site from 130 to 155 and finally to allow the facility to be rented out to community groups and other organizations.

Mr. Fruth stated there are about 52 parking stalls that are out of compliance with the standards set forth in the Americans with Disabilities Act (ADA), which require that a parking lot with 52 spaces must have a minimum of 3 handicapped parking spaces, with at least one sized to accommodate a van. Staff has added a condition that a Parking Plan needs to be submitted bringing the parking into compliance with the ADA.

Mr. Fruth explained that the markets take place on a grassy area on the site to the south of the parking and improved areas. They are held on Thursdays, June through September from 3 p.m. to 6 p.m. He stated that the petitioner is requesting to have family friendly movie nights on the same days and they would like five special events, above and beyond those events. He noted the Staff is recommending approval with added conditions regarding signage, handicapped parking and the hours and events are to be restricted to those proposed in the application.

Mr. Nettesheim, Executive Director of Tyme Out, stated he is ok with the conditions of the Staff Recommendation and with regards to the handicapped parking, he felt it should not be a problem bringing it into compliance.

After discussion, Mr. Ruf moved, seconded by Mr. Siepmann and carried unanimously for approval as conditioned, in accordance with the "Staff Report and Recommendation". The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

• PO-13-MRTT-03 (Tyme Out Youth Ministry & Retreat Center) Town of Merton, Section 19

Mr. Fruth pointed out the location of the property at W332 N6786 C.T.H. "C", Town of Merton on the aerial photograph. He indicated the request is associated with the previous request SCU-1087A.

After discussion, Mrs. Haukohl moved, seconded by Mr. Goodchild and carried unanimously for approval as conditioned, in accordance with the "Staff Report and Recommendation". The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

• SCU-1573 (Michael Doering, Doug and Walter Wonoski) Town of Ottawa, Section 2

Mr. Fruth pointed out the location of the property at S21 W35990 Parry Road and W359 S2032 S.T.H. 67, Town of Ottawa on the aerial photograph. He indicated the request is for an Unspecified Conditional Use Permit for a tree service and property maintenance business (Bark River Tree Services).

Mr. Fruth explained the proposal is for two parcels for a commercial tree business to operate with a Conditional Use. The operation has been at this site for about 20 years, per the petitioner. The Doerings own the smaller parcel and the larger parcel to the north, which contains the bulk of the business, is owned by Walter Wonoski. Mr. Fruth explained in 1998 there was a violation regarding the business and at that time the petitioners had indicated they would relocate the business. Another violation complaint was recently

received, therefore the reason for the subject request. He explained the proposal would be an unspecified use for Bark River Tree Service. The zoning is A-3 on the Doering property and A-2 on the Wonoski property. There is a C-1 area on the Wonoski site that appears to have some encroachment from a mulch pile and will need to be addressed. He explained part of the residence on the Doering site would be used for offices and the site would also contain the staging and storage area. The Wonoski site would accommodate truck and equipment storage, woodchip piles, mulch, logs, firewood, chipping and splitting and an area for some limited nursery stock. Sales are limited to by delivery only. Mr. Fruth referred to the Site Plan attached as Exhibit A of the Staff Recommendation and identified the use areas. He indicated there would be 33 pieces of equipment with a maximum of 5 trucks and the business will employ a total of 5 seasonal employees.

Mr. Fruth stated Staff is recommending approval of the request in accordance with the Town's conditions with a few minor additions by the County, notably that any material be removed from the floodplain and EC by August 2, 2013 and also that large boulders be used to mark the edge of the 100 year floodplain in the field so that equipment and wood debris do not encroach on this area. Mr. Fruth continued that chipping and splitting is limited to 9 a.m. to 3 p.m., Monday through Friday only and that the chip piles are to be a maximum of 35 ft. in height., four ft. high evergreens or a fence are being required to screen any outdoor storage areas, the dumpster needs to be enclosed, no direct sales are allowed on the site and the sale of any portion of the property will terminate the conditional use. Mr. Goodchild commented that the operation has been in business for about 20 years and the Town of Ottawa Plan Commission felt that it was a clean and well maintained property. Mr. Siepmann added that Mr. Doering had contacted him and stated he was comfortable with all the conditions but he had a question regarding the boulders outlining the floodplain. Mr. Doering stated that there is a gravel road that accesses the material that is in the floodplain and he wants to make sure he can still access the material. Mr. Fruth replied there are no prohibitions on an existing driveway or parking area within the floodplain. The Staff would ask him to just place the boulders at the edge of the drive. Mr. Goodchild noted that prior to the recent FEMA mapping, the area in question was not in a floodplain. According to the petitioner he was unaware the boundaries of the floodplain had moved.

After discussion, Mr. Goodchild moved, seconded by Mr. Ruf and carried unanimously for approval as conditioned, in accordance with the "Staff Report and Recommendation". The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances

• **PO-13-OTWT-2 (Michael Doering, Doug and Walter Wonoski) Town of Ottawa, Section 2**

Mr. Fruth pointed out the location of the property at at S21 W35990 Parry Road and W359 S2032 S.T.H. 67, Town of Ottawa on the aerial photograph. He indicated the request is related to the previous SCU-1573.

After discussion, Mr. Siepmann moved, seconded by Mr. Ruf and carried unanimously for approval as conditioned, in accordance with the "Staff Report and Recommendation". The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances

• **SCU-1443A (Wayne Schwister) Town of Ottawa, Sections 21 and 22**

Mr. Fruth pointed out the location of the property at W43 S36816 Laak Lane., Town of Ottawa on the aerial photograph. He indicated the request is for a Conditional Use to construct an addition to and remodel an existing in- law suite.

Mr. Fruth stated the proposal is for an amendment to a conditional use to allow for the expansion of an in-law unit. The previous conditional use approved the addition of 796 sq. ft. to a single family structure. The petitioner is now requesting to enlarge the unit to allow for handicapped accessible accommodations, a larger

bathroom, bedroom and the addition of laundry facilities. Mr. Fruth explained the Ordinance specifies that in-law units can only be 800 sq. ft. in size so a larger addition will have to be approved by the Board of Adjustment. This proposal is for about a 1,111 sq. ft. unit, which is 300 sq. ft. over the allowance. He explained there has been discussion as to whether requests of this nature should go through the variance process first or the conditional use. The last time a request of this nature was heard, the Town of Ottawa indicated they would like the project to proceed through the conditional use process first. Mr. Fruth continued that at this time, the petitioner is seeking use approval first; however the Park and Planning Commission cannot give approvals to allow the unit to be 1,111 sq. ft. Such relief will have to be considered by the Board of Adjustment (BOA). He explained that Staff will prepare a recommendation at the time of variance consideration. Mr. Fruth noted that because Staff has not yet received an application for a variance, he cannot say what they would or would not recommend. It is conceivable that Staff may make a recommendation that a larger unit could be authorized for a certain period of time and when it no longer is utilized, the in-law unit become part of the main residence or be cut back in size to 800 sq. ft. Mr. Fruth stated the Staff is recommending approval of the conditional use with the conditions that a new Deed Restriction be recorded in the Register of Deeds office, the improvements must stay out of the Environmental Corridor and that a variance must be obtained for the unit to become larger than 800 sq. ft.

Several Commissioners asked for clarification of exactly what they were approving and if the variance were denied, how would it affect the conditional use request. Mr. Fruth explained they are not approving a 1,111 sq. ft. building; the Commission is approving an amendment to the use approval that would allow for structural improvements if a variance is obtained. If the variance were denied, the petitioner would probably drop the conditional use request. Mr. Goodchild noted he voted no to the request when it was presented at the Town of Ottawa. He stated the past requests for units larger than 800 sq. ft. had been denied at the Town and he wanted to be consistent. He also had concerns regarding how to convert the residence back to a single family unit when the use was no longer needed. Mr. Goodchild commented that discussions at the Town suggested that an 800 sq. ft. unit may not be large enough and the County should consider allowing larger units. Several Commissioners agreed with Mr. Goodchild and felt the minimum square footage of the ordinance should be revisited to allow larger units. They felt it was commendable that families are looking to take care of elderly or disabled family members. Mr. Fruth commented that another option would be for individuals to pursue duplex approval when desiring a large in-law unit.

After discussion, Mr. Siepmann moved, seconded by Mr. Kolb and carried with 5 yes votes (Mr. Goodchild voted “No”) for approval as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances

- **PO-13-OTWT-3 (Wayne Schwister) Town of Ottawa, Sections 21 and 22**

Mr. Fruth pointed out the location of the property at W43 S36816 Laak Lane., Town of Ottawa on the aerial photograph. He indicated the request is related to the previous SCU-1443A.

After discussion, Mr. Siepmann moved, seconded by Mr. Ruf and carried with 5 yes votes (Mr. Goodchild voted “No”) for approval as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances

- **SCS-1154 (June Kemper Revocable Trust) Town of Waukesha, Section 14**

Mr. Fruth pointed out the location of the property at W230 S3857 Milky Way Rd., Town of Waukesha on the aerial photograph. He indicated the request is for approval of the creation of a “flag lot” (a lot not abutting a public road).

Mr. Fruth stated the property currently contains a barn with no single family residence on the site. The proposal is to divide the improvements off of the main parcel. He explained there are several easements on both sides of the site. Currently there is a driveway that serves the barn on the north side of the site, to the west and northwest is property owned by the DNR that is served by an easement that is generally 66 ft. and there is also an easement that benefits a single family residence to the west.

Atty. Morgan Butler, representing the property trust, replied the reason for the flag lot request is that through a long term agreement with his mother he will be receiving the two acre parcel and his brother will be receiving the remainder. He explained the road, which is approximately ½ mile long, serves the Stimpert residence which at one time was his childhood home. It is 66 ft. wide the entire length although once it becomes adjoining with the Bob Smart property it shifts and straddles the section line with 33 ft. on each side. There is a mutually reciprocal easement agreement between the Kemper property and the Smart family for the rest of the way back. He explained that because of the topography of the area, it is the only way to get back to the other property. He continued that the easement at the north and south ends of the property are needed because between the two entrances is a very steep hill and they are the only safe ingress and egress, due to site difficulties with oncoming traffic.

Atty. Butler stated he did not see any reason to deny the creation of the flag lot as there already is a 66 ft. easement and there is a paved 10 ft. wide that leads to the Stimpert property that has been improved and upgraded by the DNR. Mr. Fruth stated Staff is recommending approval with conditions that no further division of Lot 2 be allowed without additional waivers or a public road being provided, Wetland and Environmental Corridor restrictions be placed on the Certified Survey Map, a Driveway Maintenance Agreement be provided and a 16 ft. wide gravel or paved drive would be necessary if there were additional development in the form of a house, etc. on Lot 2. Mr. Fruth noted the Town has approved the request and there was some discussion regarding Milky Way road right-of-way. The petitioner and the Town have resolved the issue; it will be a reservation rather than a dedication.

After discussion, Mr. Ruf moved, seconded by Mr. Kolb and carried unanimously for approval as conditioned, in accordance with the "Staff Memorandum". The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

• **CS-1155 (Donald J. and Lisa Murn Revocable Trust) Town of Genesee, Section 36**

Mr. Fruth pointed out the location of the property at W289 S5694 Holiday Rd., Town of Genesee on the aerial photograph. He indicated the request is for a waiver from the requirement to include a remnant parcel on a Certified Survey Map.

Mr. Fruth stated the request is for a remnant parcel waiver. He explained that the existing improvements on the property are proposed to be split from an 84 acre parcel. The acreage abuts three roads, Saylesville Road, Point Drive and Holiday Road. He explained that Genesee Creek bisects the northeastern portion of the property and the majority of that portion is wetland and floodplain. He referenced correspondence from Mr. Murn indicating the reasons he was making the request. Mr. Murn is looking to split off a 5 acre triangular portion of the property in the southwest part of the site which contains the existing improvements. Mr. Fruth explained the zoning on the property is a mixture of A-1 Agricultural, A-E Exclusive Agriculture Conservancy and C-1 Conservancy Districts. Mr. Fruth noted that the wetlands were field delineated about 10 years ago so the Staff is recommending conditions that the wetlands are verified and wetland preservation restrictions be affixed to the Certified Survey Map. Mr. Fruth stated that Mr. Murn's plan is to further subdivide the large portion of the property most likely as a Conservation Subdivision. Access will need to be considered when it is further divided. Mrs. Haukohl commented she felt the configuration of the proposed

Certified Survey Map was rather odd. Mr. Siepmann replied that Mr. Murn has the house for sale and believes Mr. Murn is trying to minimize the amount of acreage that is sold with the homestead; it tends to follow the existing driveway. He stated there is a Conservation Plan for the rest of the parcel and the Waukesha County Land Conservancy has a conservation easement over the stream and wetlands.

After discussion, Mr. Siepmann moved, seconded by Mr. Walters and carried unanimously for approval as conditioned, in accordance with the "Staff Memorandum". The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances

- **Appointment of Nominating Committee for Officers**

Chairperson Peregrine indicated the members of Nominating Committee would be Mr. Goodchild, Mr. Siepmann and Mr. Mitchell. The report of the Nominating Committee and Election of Officers will be heard at the next scheduled Park and Planning Commission meeting.

ADJOURNMENT

With no further business to come before the Commission, Mrs. Haukohl moved, seconded by Mr. Goodchild to adjourn at 2:25 p.m.

Respectfully submitted,

Pat Haukohl

Pat Haukohl
Secretary

PH:es